



Buckingham, Buckinghamshire

Offers in Excess of £360,000 Freehold

A modern three bedroom detached family home situated in the desirable location of Buckingham. Downstairs the property offers generous living accommodation with a front to back lounge with access to the rear garden, an open planned kitchen/diner with a separate utility room. Finishing off the downstairs you have a cloakroom. Upstairs you have three bedrooms with an en-suite to the master, a modern three piece family bathroom. Outside the property has a rear garden with a single garage and off road parking. Call Michael Anthony Estate Agents to arrange a viewing.

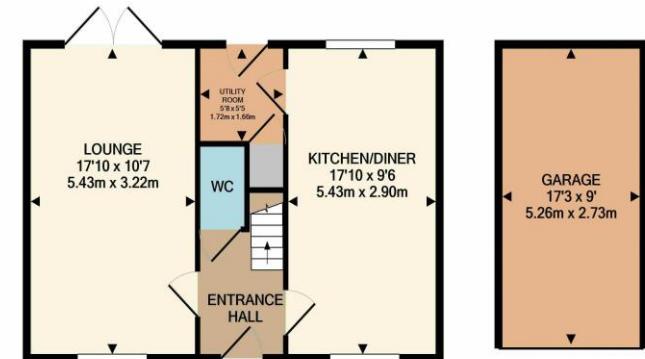
# 1 Butterfly Close

Buckingham  
Buckinghamshire MK18 7RU

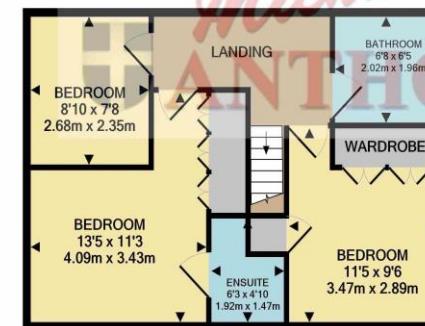
The Historic Town of Buckingham is situated between Oxford, Milton Keynes, Aylesbury and Northampton. The town also benefits from a number of local shops and restaurants, a choice of local sports facilities and gyms. Schooling in the area is most sought after, with a number of pre-school and primary schools, including Bourton Meadow Academy which is 15 minutes walk from this property. Also Buckingham Secondary School and The Royal Latin Grammar School which are both a 10 minute walk away.

- THREE BEDROOMS
- DETACHED
- OPEN PLAN KITCHEN/DINER
- EN-SUITE TO MASTER
- SINGLE GARAGE
- MODERN CONDITION
- CLOSE TO AMENITIES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A)	83	94
(B1-B1)	A		
(B1-B1)	B		
(B1-B1)	C		
(B1-B1)	D		
(B1-B1)	E		
(B1-B1)	F		
(B1-B1)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR  
APPROX. FLOOR  
AREA 610 SQ.FT.  
(56.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1064 SQ.FT. (98.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.